



NEWTON BOARD OF ALDERMEN ZONING AND PLANNING COMMITTEE

January 10, 2011
Public Hearing
Petition #142-09(6)

Overview

- Definition of FAR
- Background of FAR and FAR Reform
- FAR Working Group Process and Findings
- FAR Proposals
- Planning Department Analysis
- Planning Department Recommendations

Definition of FAR

FAR regulates the amount of gross floor area that can be built on a site

$$\text{FAR} = \frac{\text{gross floor area of building(s)}}{\text{lot size}}$$

Definition of FAR

- Current FAR limits for residential districts in Newton:
 - SR1 = .2 or .25 (depending on age of lot)
 - SR2 = .3
 - SR3 = .35
 - MR1, MR2, MR3 = .4

Definition of FAR

Examples

Zone	FAR Limit	Lot Size (sq. ft.)	Allowable GFA (sq. ft.)
SR2	.3	25,000	7,500
SR2	.3	10,000	3,000
SR2	.3	5,000	1,500
SR3	.35	25,000	8,750
SR3	.35	10,000	3,500
SR3	.35	5,000	1,750

Definition of FAR

- “FAR limit” – maximum FAR as defined in zoning
- “Allowable GFA” – maximum allowed gross floor area a house is allowed under FAR limits without a special permit
- “Actual FAR” – the FAR of an actual house, calculated based on gross floor area and lot size

History of Residential FAR in Newton

- Residential FAR limits adopted in 1997
- Result of concern about large houses being built on sites previously occupied by much smaller homes
- At the time of adoption, applied to:
 - New construction
 - Existing homes where more than 50% of the existing home was demolished

History of Residential FAR in Newton

Concerns arose about large, out-of-scale development made possible by:

- Exemptions from GFA (and therefore FAR)
- Large expansions made without regard to FAR under 50% demolition rule

History of Residential FAR in Newton

Recent ordinances regarding FAR:

- March 2009: 50% demolition provision eliminated; FAR made applicable to existing residences (Ord. Z-44); led to concerns about small additions
- August 2009: FAR bonus adopted for qualifying projects; sunsets Feb. 28. 2011 (Ord. Z-51)

FAR Working Group

- Appointed by President of Board of Aldermen and Mayor in 2009
 - Treff LaFleche, Architect
 - Chris Chu, Architect
 - Henry Finch, Architect
 - K. Edward Alexander, American Society of Architects, Emeritus
 - Tom Greytak, Homeowner
 - Peter Sachs, Architect
 - Alan Schlesinger, Attorney
- Joined/supported by staff of Planning Department, Commissioner of Inspectional Services

Working Group Considerations

- Perception that FAR limits do not accurately reflect actual residential structures / neighborhoods
- Concern about exemptions from “gross floor area” (basement, attic, garage) creating undesirable design incentives
- Concern that FAR limits particularly constraining on small lots
- Concern that new construction reflect current usage and be in keeping with Comprehensive Plan

Working Group Process

- Field work and initial data analysis
 - Mapping FAR across City & field visits
 - Data analysis
 - Examples from ISD, Planning of specific cases
- Preliminary proposals & testing
- Final proposals

Working Group Findings

1. FAR's role is to regulate *above grade mass*

Distinct role from other dimensional controls

Dimensional Control	Regulates
Height limits, half story regulations	Building proportions
Lot coverage, open space requirements	Open space provision
Setback requirements	Placement of structure on lot, distance from abutters/street
FAR	Mass above grade

Working Group Findings

2. Addressing exemptions in definition of “Gross Floor Area” central to reforming FAR
 - “GFA” currently includes: first/second stories, attached garages, enclosed porches if heated
 - “GFA” currently excludes: basements, attics, detached structures

Working Group Findings

Exemptions from definition of Gross Floor Area lead to:

- Houses may be conforming to FAR limits but still build out of proportion to neighbors by using exemptions that add visible
- Houses with equivalent area may have different actual FARs
- Unintended design incentives

FAR limit: .3 (SR2 district)

Lot size: 10,000 sf.

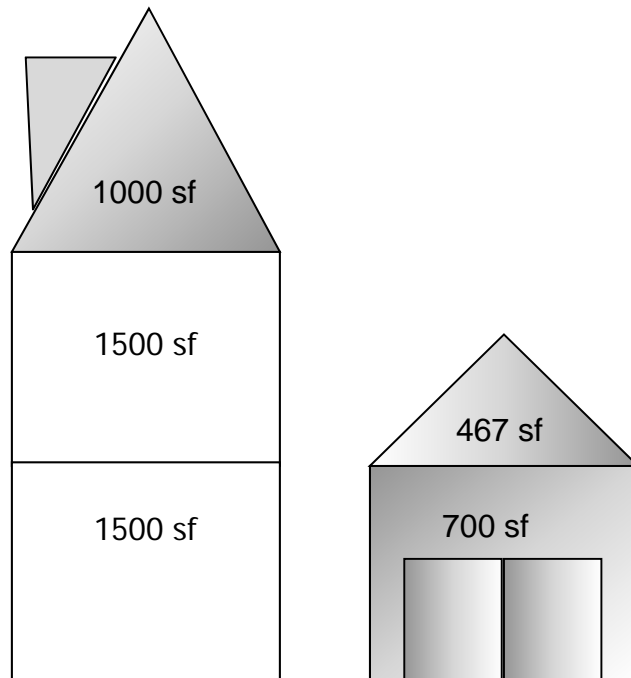
Allowable gross floor area: 3,000 sf

Actual square footage: 5167 sf

Gross floor area: 3000 sf

Actual FAR=.3

Areas in grey= exempt from GFA & FAR



FAR limit: .3 (SR2 district)

Lot size: 10,000 sf

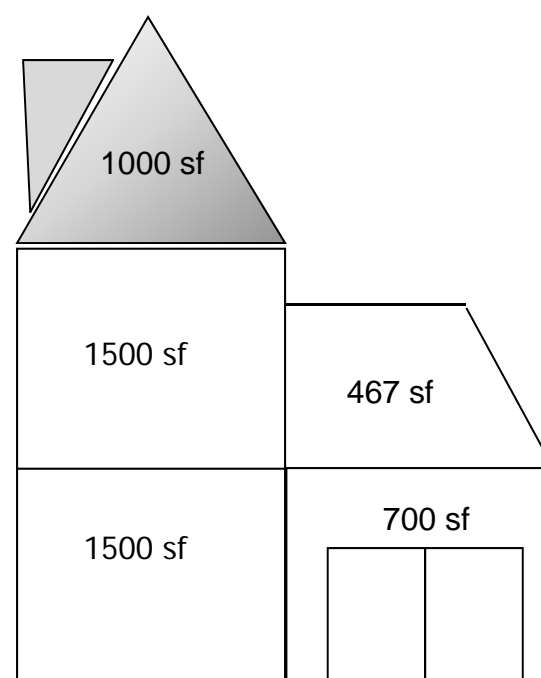
Allowable gross floor area: 3,000 sf

Actual square footage: 5167 sf

Gross floor area: 4167 sf

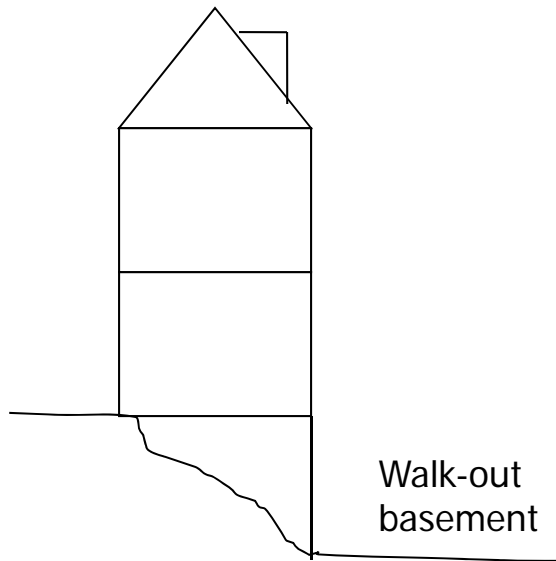
Actual FAR=.42

Areas in grey= exempt from GFA & FAR



Houses with equivalent square footage may have different actual FARs

Basements



- Add significantly to above-grade mass but currently exempt



Attics

- Add significantly to mass above grade but currently exempt if less than 2/3 size of the floor below



Garages

Currently, detached garages are exempt but attached garages are not, providing incentive for:

- Basement garages with retaining walls
- Detached garages placed close to residence



Accessory Space

- Detached structures, space above detached garages is currently exempt



Balconies, porches

- Add to above grade mass, currently exempt if unheated



Working Group Findings

3. FAR is limiting on small lots

- Small lots are more likely to be constrained by FAR limits – either exceeding them already, or close built-out under FAR
- Median residential lot (for SF, 2F, and 3F in residential districts): **9,457 sq. ft.**

Table 1: Estimate of Current Nonconformities With Respect to FAR (assumes no use FAR bonuses)

ZONE	SR1		SR2		SR3	
Lot Size Categories	Parcels	Non-conforming	Parcels	Non-conforming	Parcels	Non-Conforming
ALL	1,599	26%	7,799	23%	6,217	15%
0-4999	2	100%	108	95%	436	57%
5000-6999	18	72%	655	70%	1,366	27%
7000-9999	83	75%	1,990	37%	2,652	10%
10000-14999	294	49%	3,314	14%	1,337	3%
15000-19999	489	27%	1,149	4%	261	0%
20000-24999	186	12%	308	1%	85	0%
25000+	527	0%	275	0%	80	0%
ZONE	MR1		MR2		MR3	
Lot Size Categories	Parcels	Non-conforming	Parcels	Non-conforming	Parcels	Non-conforming
ALL	3,115	23%	939	38%	43	37%
0-4999	433	61%	347	71%	8	75%
5000-6999	883	38%	282	30%	12	67%
7000-9999	1,028	11%	218	8%	15	13%
10000-14999	566	2%	83	5%	7	0%
15000-19999	127	1%	9	0%	1	0%
20000-24999	50	0%	0		0	
25000+	28	0%	0		0	

Working Group Findings

4. FAR is limited as a preservation tool:

- Zoning districts too “blunt” – more variation in City’s neighborhoods than can be accounted for in residential zones with single FAR limit
- FAR does not address aesthetics



Working Group Proposals - Definitions

- 1. Amend definition of “Gross Floor Area” to include more elements of residential structures, eliminate exemptions**

Residential Building Element	Current Definition of GFA	Proposed Definition of GFA
Basements, crawl spaces, and other above-grade elements below first story	Excluded	Portions may be included
First and second floors	Included	Included
Atria/other vertical spaces	Included	Included
Space above the second story	Included if full third story; excluded if spaces meets definition of a half story	Portions may be included
Enclosed porches	Included only if heated	Included if enclosed by glass
Open porches, carports, port-cocheres	Excluded	Excluded
Attached garages	Included	Included
Detached garages and any space above	Excluded	Garages included; portion of space above may be included
Other detached accessory buildings	Excluded	Included, one shed up to 120 sf may be exempt

Working Group Proposals - Definitions

New definitions to support proposed changes:

- ***Carport:*** A one-story roofed structure permanently open on at least three sides and designed for or used for occupancy by a motor vehicle. For the purposes of this ordinance, a one-story port-cochere meets the definition of a carport.
- ***Mass below first story:*** For the purposes of calculating gross floor area, any cellar, crawl space, basement, or other enclosed area lying directly below a first story in a residential structure.

Working Group Proposals - Definitions

- **Porch:** A roofed projection that extends from the façade of a residential structure and that is neither heated nor air conditioned. A porch may share no more than two exterior walls with the residential structure. Railings or solid walls on the projecting facades of the porch may be no higher than 36” as measured from the finished porch floor; the remainder of these facades may be open to the elements or enclosed by mesh, glass, or similar material.
- **Porch, enclosed:** A porch enclosed for any portion of the year by any nonpermeable material such as glass or a similar material.
- **Porch, unenclosed:** A porch that at all times is either enclosed by permeable materials such as mesh or similar material or is unenclosed by any material.

Working Group Proposals - Definitions

New calculations in proposed GFA definition:

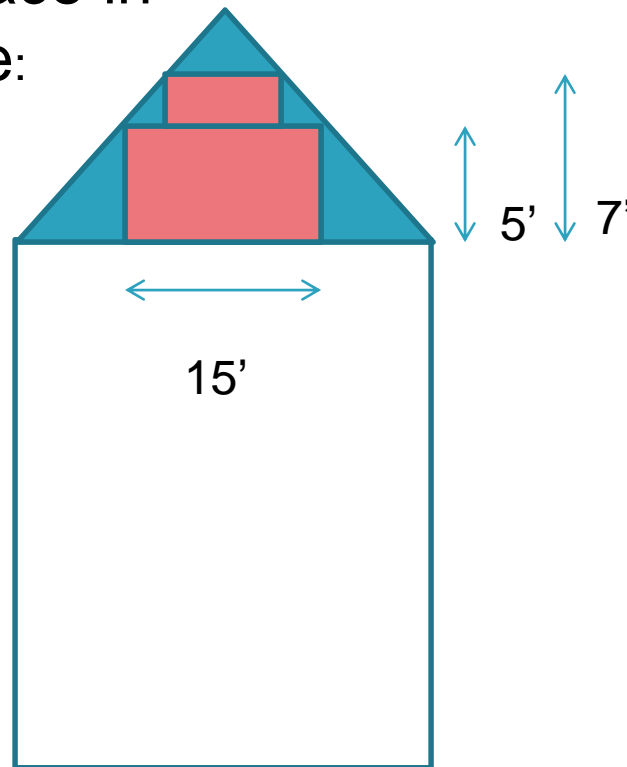
- ***Attic areas:***

Any space above the second story, whether finished or unfinished, that meets all of the following criteria:

- Lies within the area of a horizontal plane that is five (5) feet above the floor and which touches the side walls and/or the underside of the roof rafters;
- Is at least seven (7) feet in any horizontal dimension, as measured within the area having a wall height of five feet or more;
- Has a minimum ceiling height of seven (7) feet on at least 50 percent of its required floor area; and
- Has a floor area of not less than 70 square feet as measured within the area having a wall height of five feet or more.

Working Group Proposals - Definitions

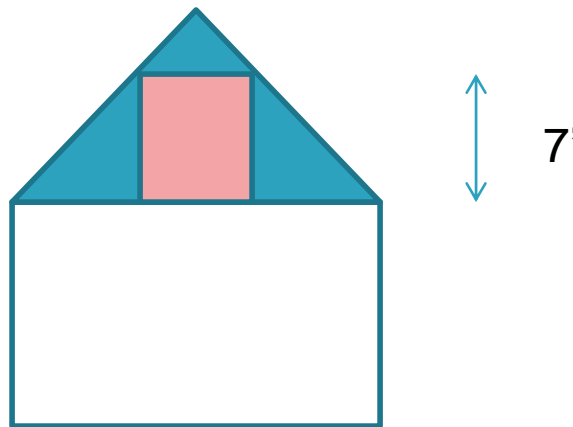
Meets **dimensional** requirements for habitable space in building code:



- Within plane that is 5' above the floor & touches rafters
- At least 7' in any horizontal direction
- Minimum ceiling height of 7' on at least 50% of floor area
- Floor area of 70 sq. ft. or more (measured on area that has at least 5' ceiling)

Working Group Proposals - Definitions

- ***Space above garages:***
 - Detached garages and any space above the first story of a detached garage that has a ceiling height of 7' or greater



Working Group Proposals - Definitions

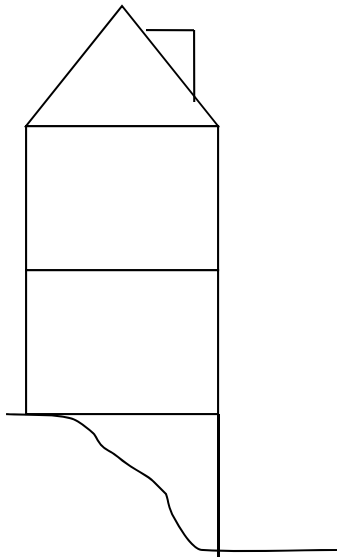
- ***Mass below first story:***

A portion of mass below the first story, to be calculated as follows: The lesser of 50% of the floor area of mass below first story OR the following: X/Y * floor area of mass below first story, where:

X = Sum of the width of those sections of exposed walls below the first story having an exterior height equal to or greater than four (4) feet as measured from existing or proposed grade, whichever is lower, to the top of the subfloor of the first story

Y = Perimeter of exterior walls below first story

Working Group Proposals - Definitions

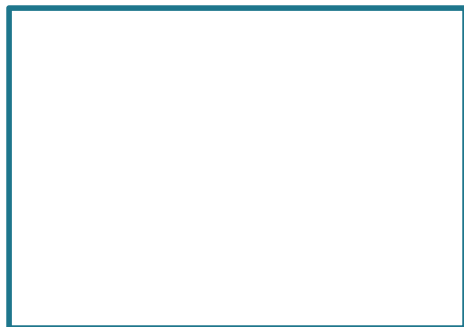


Example:

Assume basement perimeter is 100'

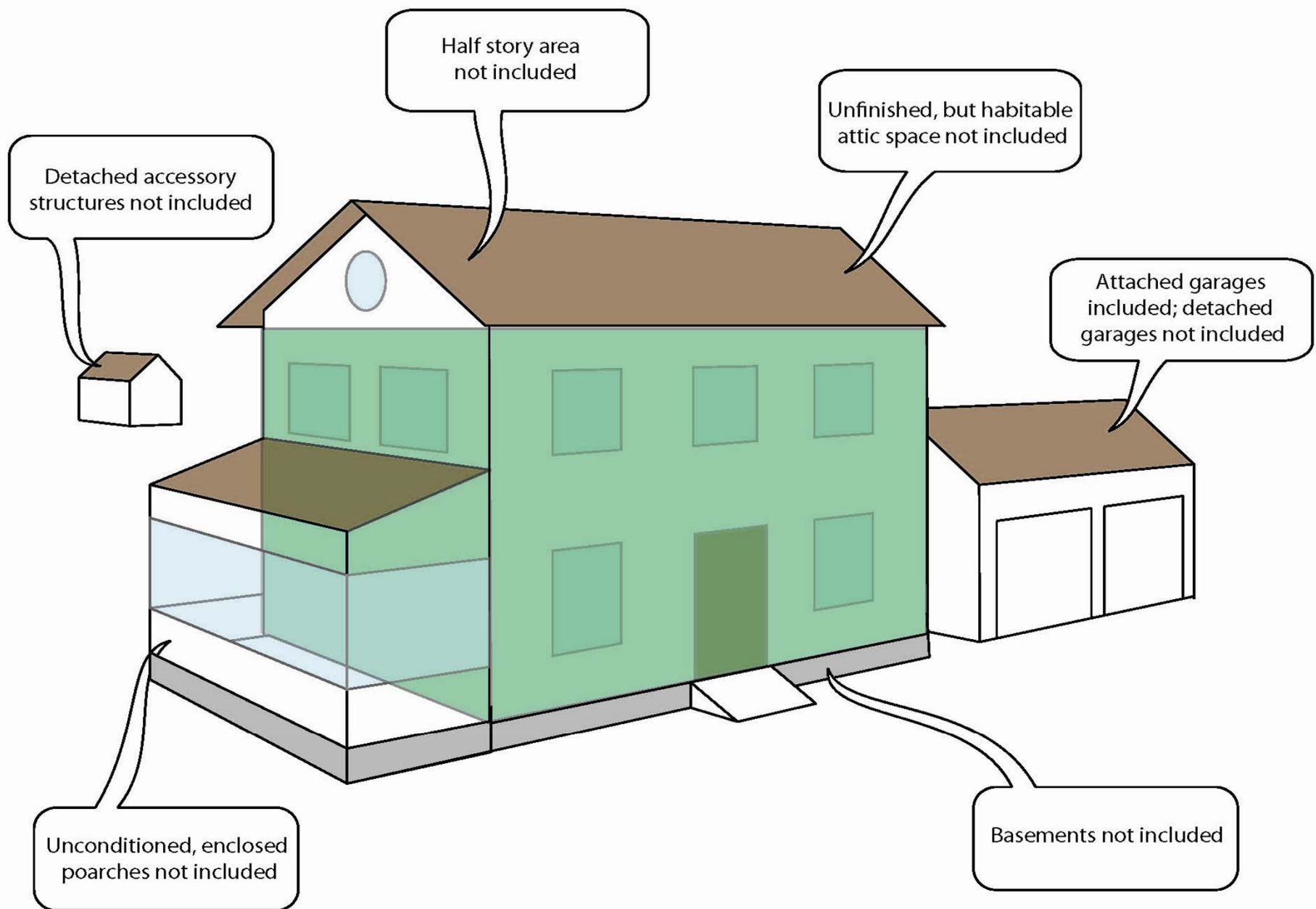
Assume 40' of that has height of 4' or more, then:

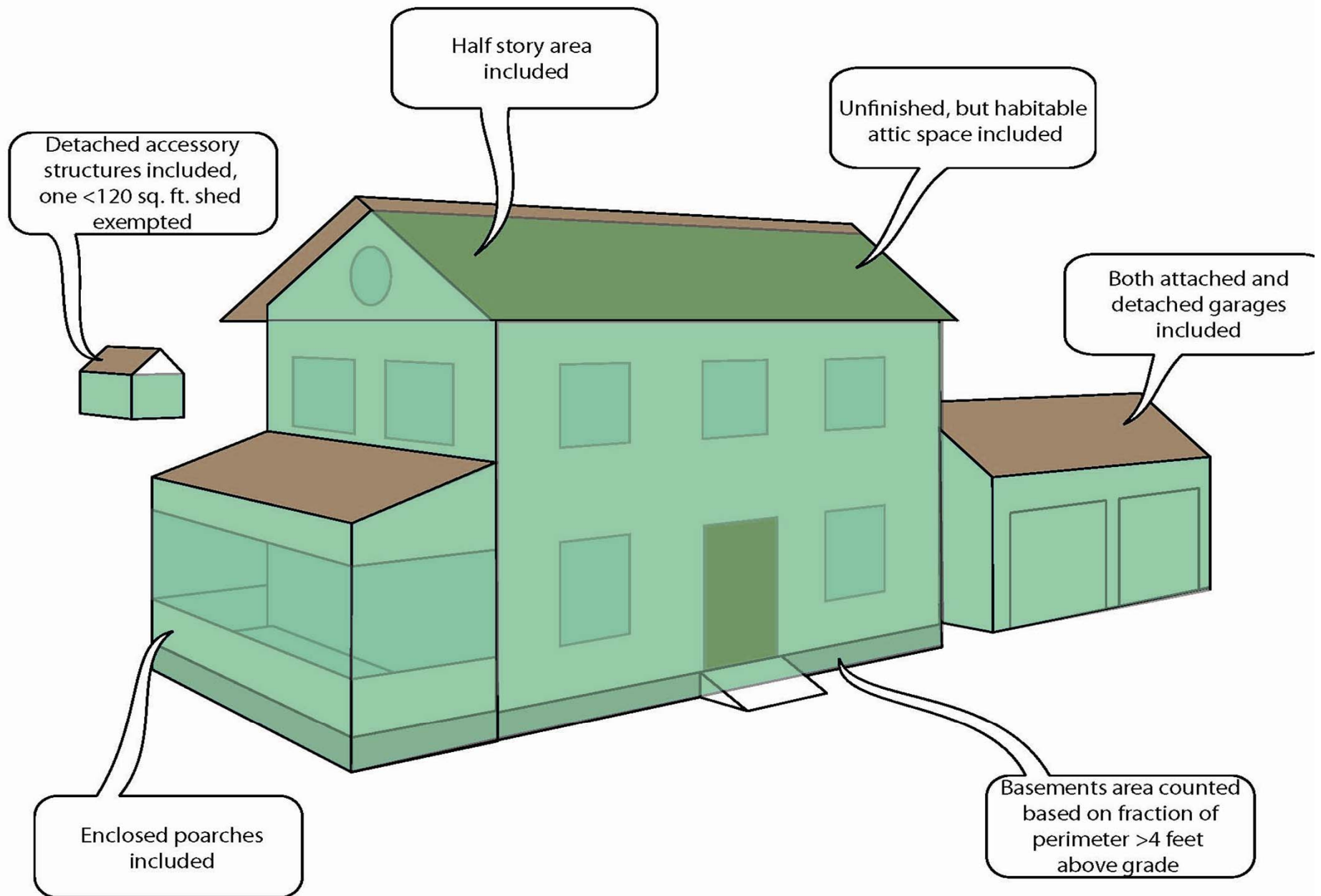
40/100 or 40% of basement floor area would count toward GFA



20' If basement floor area=600 sq. ft.,
then 240 sq. ft. would count toward
GFA

30'





Working Group Proposals – FAR Limits

- 2. New sliding scale of FAR limits tied to lot size, zoning district, and giving modest increase in capacity to smaller lots**

Working Group Proposals – FAR Limits

Rationale for sliding scale:

- Changing definition of GFA means average house would see an increase in its actual FAR of .05; leaving FAR limits as is would put many into nonconformity
- Raising just by .05 still results in higher nonconformities and doesn't address constraints felt by smaller lots
- Tying to zone AND lot size provides a more nuanced solution and also addresses constraints felt by owners of small lots

Lot Size Category (sq. ft.)	FAR Range for Lot Size Category/Zone				
	SR1	SR2	SR3	MR1	MR2/MR3
0 to 4999	.46	.46	.48	.58	.58
5000 to 6999	.46 to .43	.46 to .43	.48	.58 to .53	.58 to .53
7000 to 9999	.43 to .33	.43 to .38	.48 to .41	.53 to .48	.53
10000 to 14999	.33 to .31	.38 to .33	.41 to .38	.48	.53 to .43
15000 to 19999	.31 to .28	.33	.38	.48 to .43	.43 to .38
20000 to 24999	.28 to .26	.33	.38 to .36	.43 to .38	.38
25000+	0.26	.33	.36	.38	.38

Working Group Proposals – FAR Limits

- Smaller lots have higher FAR limits; however, the higher limits are still multiplied by smaller lot sizes, so allowable GFA is not excessive:
 - In SR1 or SR2, $.46 * 5,000 \text{ sq. ft. lot} = 2,300 \text{ sq. ft. GFA capacity}$
- The FAR limits fall linearly as lot sizes rise, or, in some cases hold steady. As a result, larger lots never have LESS allowable GFA than any lot smaller.

Working Group Proposals – FAR Limits

- While ranges and formulas would be in Zoning Ordinance, Planning and ISD would also provide an **online calculator** that could give FAR limit for particular lot based on zone and lot size

Working Group Proposals – FAR Bonus

3. Modest bonus for building to new setback lines

- Working Group original proposal was .02 higher in all categories, zones
- In discussions with Planning Department, it was agreed that limits would be shaved by .02 and the **.02 reserved as a bonus** for new construction/additions on old (pre-1954) lots built to new side setback standards

Working Group Proposals – FAR Bonus

- Proposed bonus differs from what is offered today:
 - .05 above FAR limits for additions to existing homes
 - An extra .02 for additions to existing homes where new construction meets new setbacks or doesn't extend further toward old setbacks
 - .05 for new construction on old lots meeting new lot setback and lot coverage standards
- **Proposed bonus gives .02 for any new construction on old lots provided new portion MEETS new lot setback standards**

Working Group Proposals – Implementation

4. Careful implementation

- 6-12 month delay before proposal would take effect
- Online calculator and other support materials
- Data collection / monitoring by ISD/Planning

Analysis

Usability / enforceability:

- More complex to ascertain FAR limit for particular lot
- Regulations clearer, loopholes eliminated, making enforcement easier
- Ensure that FAR functions more closely to the goal of regulating *mass above grade*

Analysis

Design incentives

- Eliminates exemptions
- Neutral approach to design, but may still be incentives built-in
 - For example, no FAR incentive to detach garage under proposal, so more attached garages possible, though less incentive to put garage under house

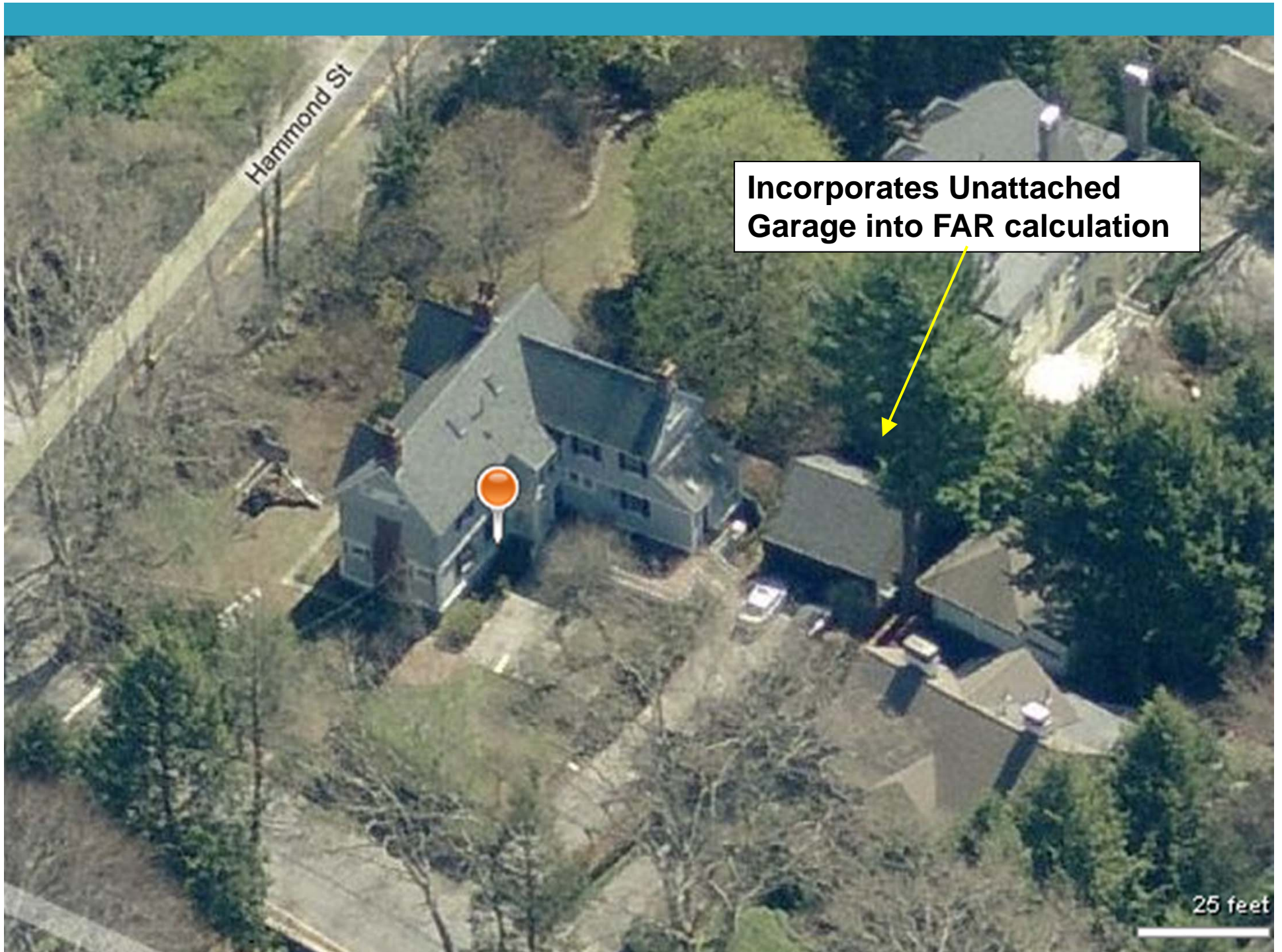
Analysis

Neighborhood impacts

- FAR is a poor tool to achieve neighborhood or housing preservation, but does effect both
- Will affect different housing styles differently
 - Existing houses without currently exempt elements will gain relatively more; existing houses with attics, detached garages, etc. may gain relatively less or become more constrained
 - Effect may be felt on neighborhood level as well

**Currently conforming property
estimated to become nonconforming**



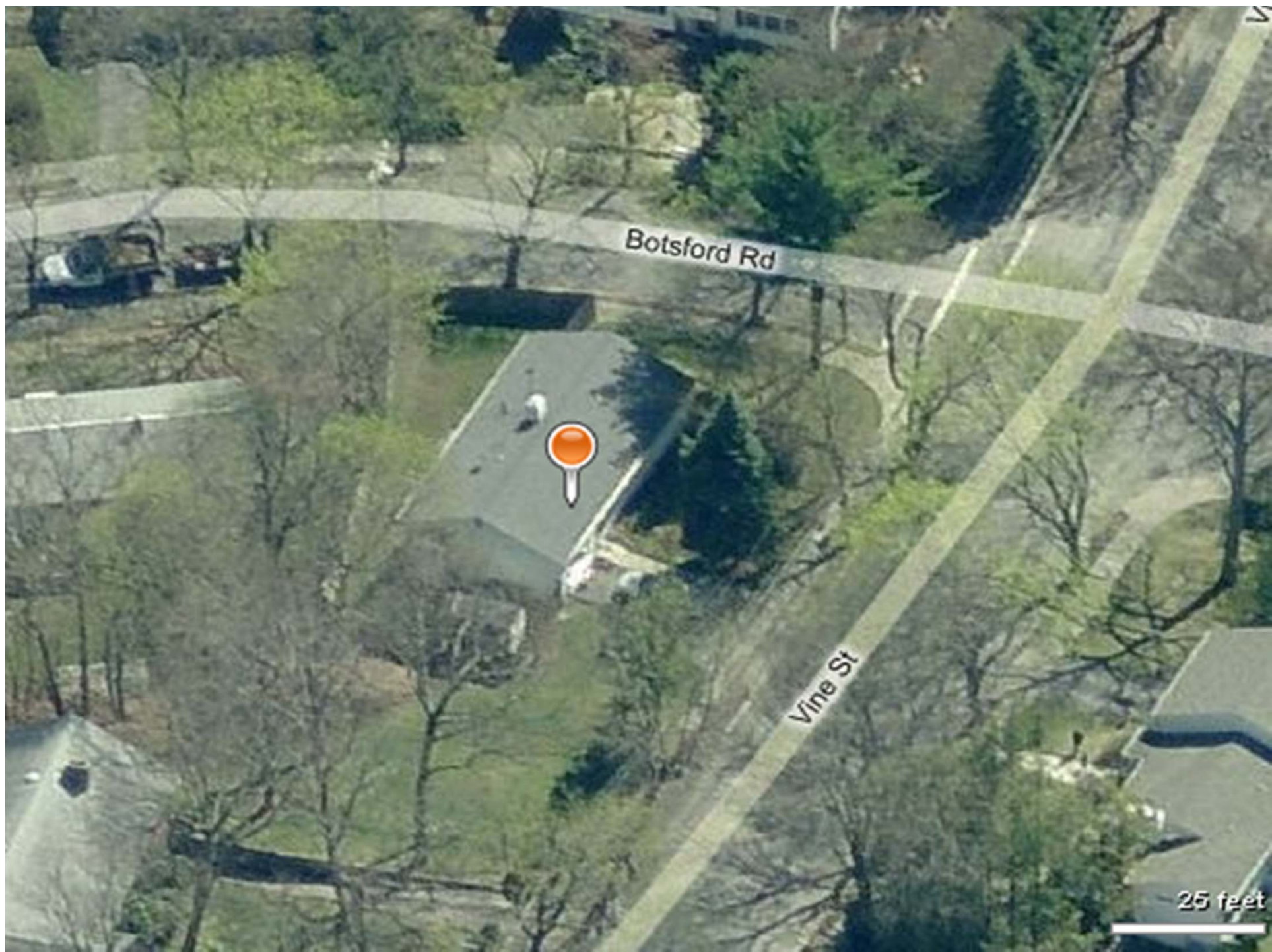


**Incorporates Unattached
Garage into FAR calculation**

25 feet

Proposal gives currently conforming property more developable capacity





Analysis

Neighborhood impacts (continued)

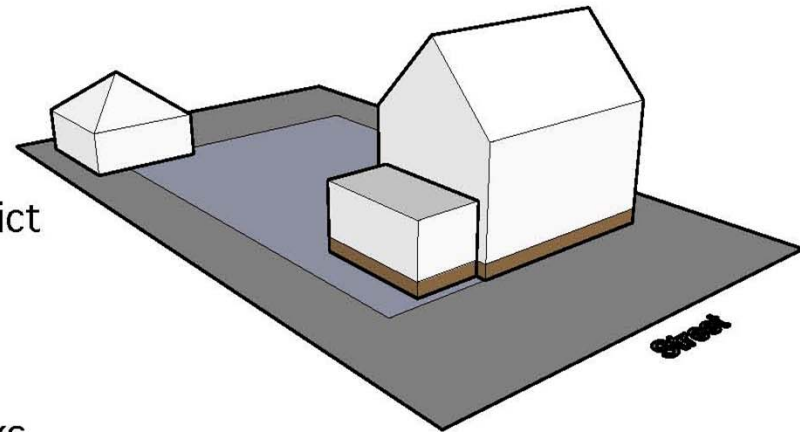
- Small lots
 - Significant or out-of-proportion development not expected on small lots
 - FAR rates may be higher on small lots, but actual GFA increase is small
 - May allow smaller houses to modernize but not change character completely

Warning: not directly comparable			COMPARED TO CURRENT ZONING, NO BONUS			COMPARED TO CURRENT ZONING WITH .05 BONUS		
			Increase in Developable GFA Between Current and Proposed	Percent Undeveloped GFA Current Policies [excludes "free" elements]	Percent Undeveloped GFA Under Proposed Policies	Increase in Developable GFA Between Current and Proposed	Percent Undeveloped GFA Under Current Policies	Percent Undeveloped GFA Under Proposed Policies
Lot Size	Total Number							
SR1	ALL	1,599	41	38%	33%	(964)	46%	33%
	0-4999	2	NA	0%	0%	NA	0%	0%
	5000-6999	18	513	5%	17%	289	10%	17%
	7000-9999	83	280	4%	10%	73	10%	10%
	10000-14999	294	305	11%	12%	(249)	20%	12%
	15000-19999	489	421	22%	24%	(312)	33%	24%
	20000-24999	186	(80)	30%	23%	(1,229)	41%	23%
	25000+	527	253	51%	44%	(2,084)	59%	44%
SR2	ALL	7,799	42	31%	27%	(454)	39%	27%
	0-4999	108	64	1%	4%	39	2%	4%
	5000-6999	655	240	4%	10%	68	10%	10%
	7000-9999	1,990	249	12%	15%	(97)	21%	15%
	10000-14999	3,314	174	28%	26%	(402)	37%	26%
	15000-19999	1,149	(94)	40%	33%	(977)	48%	33%
	20000-24999	308	(133)	46%	38%	(1,372)	54%	38%
	25000+	275	(135)	58%	51%	(1,900)	64%	51%
SR3	ALL	6,217	200	38%	37%	(182)	45%	37%
	0-4999	436	167	8%	12%	17	14%	12%
	5000-6999	1,366	316	17%	22%	51	25%	22%
	7000-9999	2,652	384	32%	35%	13	39%	35%
	10000-14999	1,337	81	46%	41%	(505)	52%	41%
	15000-19999	261	(186)	58%	51%	(1,009)	63%	51%
	20000-24999	85	(173)	61%	54%	(1,327)	66%	54%
	25000+	80	(595)	76%	70%	(2,411)	79%	70%

Warning: not directly comparable			COMPARED TO CURRENT ZONING, NO BONUS			COMPARED TO CURRENT ZONING WITH .05 BONUS		
			Increase in Developable GFA Between Current and Proposed	Percent Undeveloped GFA Current Policies [excludes "free" elements]	Percent Undeveloped GFA Under Proposed Policies	Increase in Developable GFA Between Current and Proposed	Percent Undeveloped GFA Under Current Policies	Percent Undeveloped GFA Under Proposed Policies
Lot Size	Total Number							
MR1	ALL	3,115	148	34%	31%	(176)	40%	31%
	0-4999	433	252	8%	14%	100	12%	14%
	5000-6999	883	283	15%	19%	68	21%	19%
	7000-9999	1,028	288	27%	27%	(161)	34%	27%
	10000-14999	566	204	44%	40%	(365)	50%	40%
	15000-19999	127	35	58%	51%	(805)	62%	51%
	20000-24999	50	(720)	69%	60%	(1,811)	73%	60%
	25000+	28	(1,517)	78%	70%	(3,106)	81%	70%
MR2	ALL	939	282	25%	27%	24	31%	27%
	0-4999	347	218	7%	11%	72	10%	11%
	5000-6999	282	350	17%	21%	57	24%	21%
	7000-9999	218	447	33%	34%	35	40%	34%
	10000-14999	83	399	46%	44%	(174)	51%	44%
	15000-19999	9	(564)	56%	46%	(1,305)	60%	46%
	20000-24999	0						
	25000+	0						
MR3	ALL	43	276	21%	19%	(129)	27%	19%
	0-4999	8	349	3%	8%	99	6%	8%
	5000-6999	12	578	6%	8%	(43)	11%	8%
	7000-9999	15	231	19%	17%	(237)	27%	17%
	10000-14999	7	229	44%	39%	(322)	51%	39%
	15000-19999	1	(28)	28%	25%	(28)	28%	25%
	20000-24999	0						
	25000+	0						

Example House and Lot

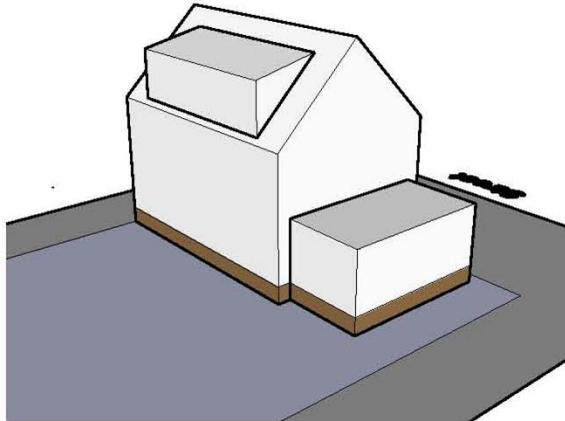
11,000 sq. ft lot (80' x 138') in an SR1 district
 Pre-1954 setback lines shown
 Garage subject to separate 5' setback



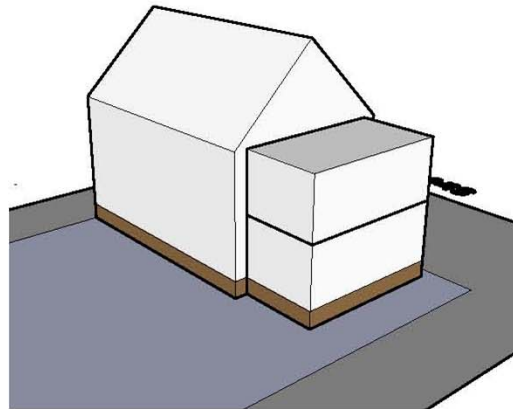
Additions will comply with Post-1953 setbacks

Gross Floor Area			
	Current GFA		Proposed GFA
Basement	----		----
1st Floor	1000		1000
2nd Floor	1000		1000
3rd Floor	----		580
Sun Room	270		270
Garage	----		480
<u>Total GFA</u>	<u>2270</u>		<u>3330</u>
FAR	0.206		0.303
FAR Limits			
	Table	Table + Bonus	Proposed
	0.250	0.300	0.346

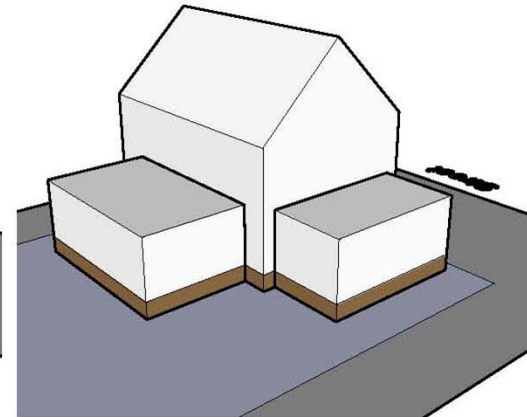
Single Modest Additions



Shed Dormer



Bedroom over Sunroom



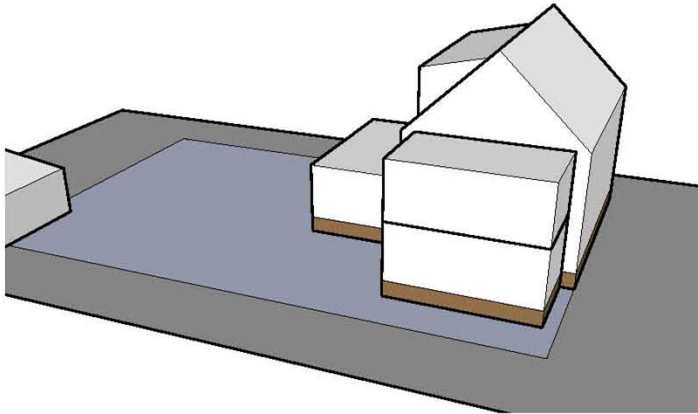
Family Room

		Current	Proposed
Shed Dormer	Added GFA	----	117
	Total GFA	2270	3447
	FAR	0.206	0.313
Bedroom over Sunroom	Added GFA	270	270
	Total GFA	2540	3600
	FAR	0.231	0.327
Family Room	Added GFA	420	420
	Total GFA	2690	3750
	FAR	0.245	0.341

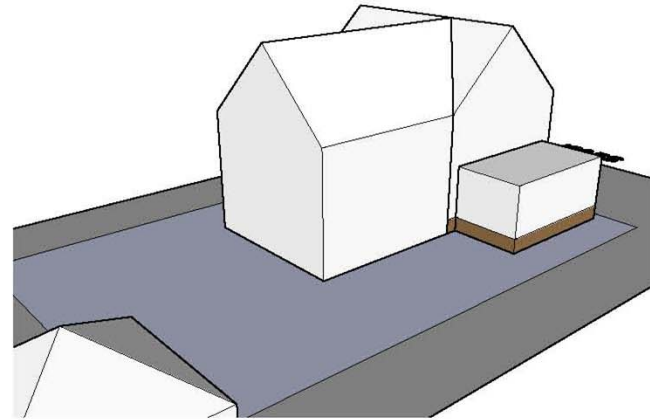
FAR Limits

Table	Table + Bonus	Proposed
0.250	0.300	0.346

More Extensive Projects



All 3 Single Additions



2 1/2 Story Addition

		Current	Proposed
Sum of 3 Previous Single Additions	Added GFA	690	807
	Total GFA	2960	4137
	FAR	0.269	0.376
2 1/2 Story Addition	Added GFA	1352	1971
	Total GFA	3622	5301
	FAR	0.329	0.482

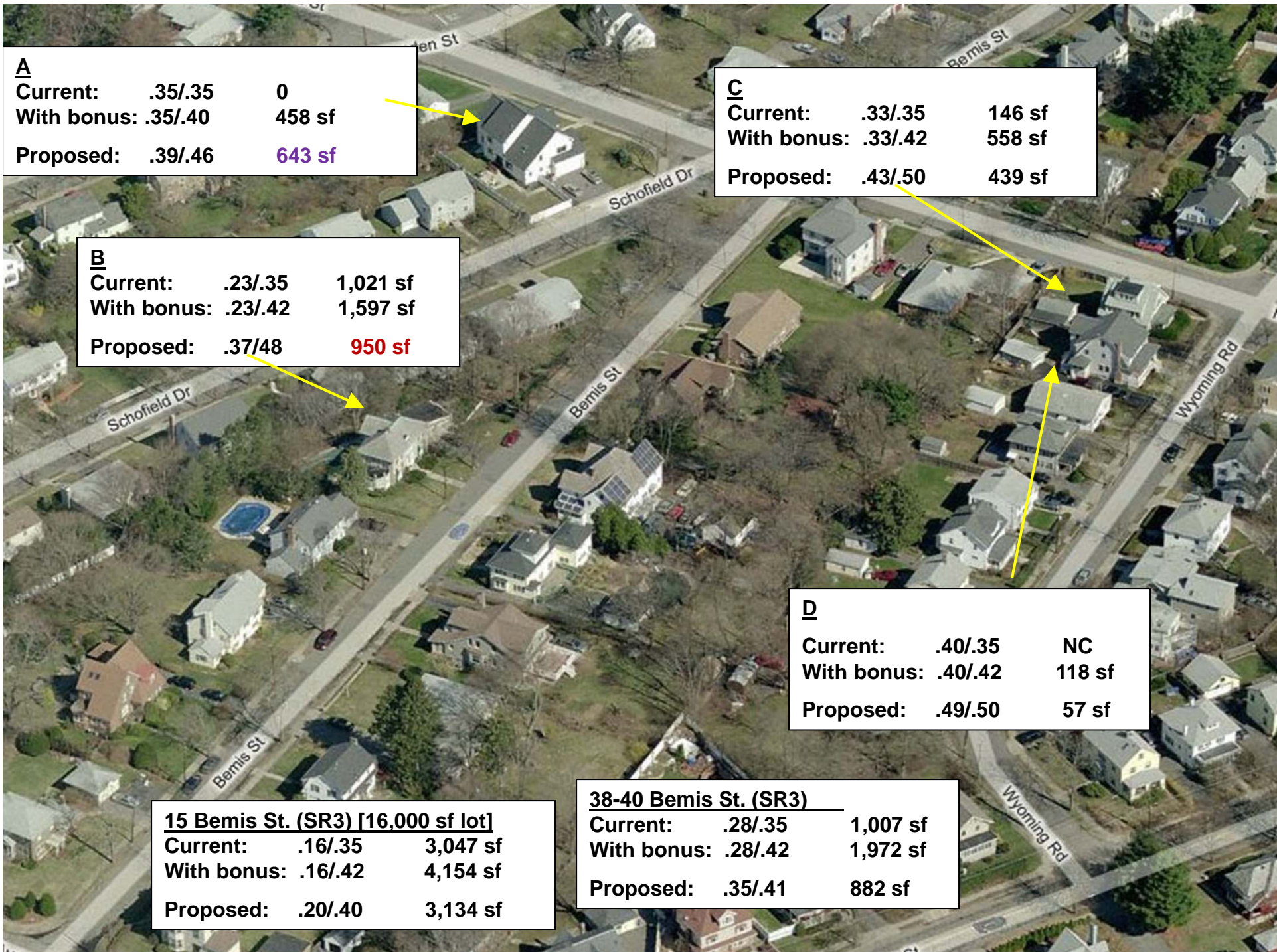
FAR Limits

Table	Table + Bonus	Proposed
0.250	0.300	0.346

Analysis

The effect of the FAR proposal will vary by lot depending on:

- What's there already – whether it exceeds FAR, is near FAR limits, or is well under
- How different the new calculation of actual FAR will be from the current – relates to how many elements of the house are currently exempt
- Whether or not the current house can use the current FAR bonus or not



<u>A</u>		
Current:	.35/.35	0
With bonus:	.35/.40	458 sf
Proposed:	.39/.46	643 sf

<u>C</u>		
Current:	.33/.35	146 sf
With bonus:	.33/.42	558 sf
Proposed:	.43/.50	439 sf

<u>B</u>		
Current:	.23/.35	1,021 sf
With bonus:	.23/.42	1,597 sf
Proposed:	.37/.48	950 sf

<u>D</u>		
Current:	.40/.35	NC
With bonus:	.40/.42	118 sf
Proposed:	.49/.50	57 sf

<u>15 Bemis St. (SR3) [16,000 sf lot]</u>		
Current:	.16/.35	3,047 sf
With bonus:	.16/.42	4,154 sf
Proposed:	.20/.40	3,134 sf

<u>38-40 Bemis St. (SR3)</u>		
Current:	.28/.35	1,007 sf
With bonus:	.28/.42	1,972 sf
Proposed:	.35/.41	882 sf

Analysis

Nonconformity/ use of special permit to exceed FAR

- Likely reduce nonconformity rates but significant projects would still need special permit

	Lot Size Category (Sq. Ft.)	Total Number of Lots	Current Nonconformity Rate, Assuming No Bonus	Current Nonconformity Rate, Assuming .05 bonus for houses 10 or more years old	Proposal Nonconformity Rate
SR1	ALL	1,599	26%	14%	25%
	0-4999	2	100%	100%	100%
	5000-6999	18	72%	61%	39%
	7000-9999	83	75%	43%	45%
	10000-14999	294	49%	24%	50%
	15000-19999	489	27%	14%	24%
	20000-24999	186	12%	8%	22%
	25000+	527	0%	0%	9%
SR2	ALL	7,799	23%	12%	20%
	0-4999	108	95%	84%	78%
	5000-6999	655	70%	40%	41%
	7000-9999	1,990	37%	16%	28%
	10000-14999	3,314	14%	6%	16%
	15000-19999	1,149	4%	2%	10%
	20000-24999	308	1%	1%	7%
	25000+	275	0%	0%	2%
SR3	ALL	6,217	15%	8%	11%
	0-4999	436	57%	37%	42%
	5000-6999	1,366	27%	16%	20%
	7000-9999	2,652	10%	4%	6%
	10000-14999	1,337	3%	1%	4%
	15000-19999	261	0%	0%	1%
	20000-24999	85	0%	0%	4%
	25000+	80	0%	0%	0%

	Lot Size Category (Sq. Ft.)	Total Number of Lots	Current Nonconformity Rate, Assuming No Bonus	Current Nonconformity Rate, Assuming .05 bonus for houses 10 or more years old	Proposal Nonconformity Rate
MR1	ALL	3,115	23%	15%	19%
	0-4999	433	61%	47%	44%
	5000-6999	883	38%	23%	27%
	7000-9999	1,028	11%	5%	14%
	10000-14999	566	2%	1%	2%
	15000-19999	127	1%	1%	1%
	20000-24999	50	0%	0%	0%
	25000+	28	0%	0%	0%
MR2	ALL	939	38%	29%	31%
	0-4999	347	71%	59%	57%
	5000-6999	282	30%	19%	27%
	7000-9999	218	8%	6%	8%
	10000-14999	83	5%	5%	5%
	15000-19999	9	0%	0%	0%
	20000-24999	0			
	25000+	0			
MR3	ALL	43	37%	23%	40%
	0-4999	8	75%	75%	63%
	5000-6999	12	67%	25%	75%
	7000-9999	15	13%	7%	20%
	10000-14999	7	0%	0%	0%
	15000-19999	1	0%	0%	0%
	20000-24999	0			
	25000+	0			

Recommendation

Planning Department recommends adoption

- GFA definition eliminates loopholes, undesirable design incentives
- Sliding scale is nuanced, provides modest increases for smaller lots without overburdening neighbors
- .02 bonus provides incentive for stricter setbacks
- Preferable to other options studied (no increase in FAR limits, flat increase, other sliding scale approaches)



Recommendation

- Address FAR on rear lots before FAR reform would take effect



Flat Increase

Zone	Current FAR Limit	Flat Increase FAR Limit
SR1	.20 (new lot) .25 (old lot)	.25 (new lot) .30 (old lot)
SR2	.30	.36
SR3	.35	.41
MR1	.40	.49
MR2	.40	.51
MR3	.40	.52

	Number of Lots	Current Nonconformity Rate	"New" Nonconformity Rate
SR1	1,599	25%	29%
SR2	7,799	22%	27%
SR3	6,217	14%	12%
MR1	3,115	23%	27%
MR2	939	37%	37%
MR3	43	37%	44%

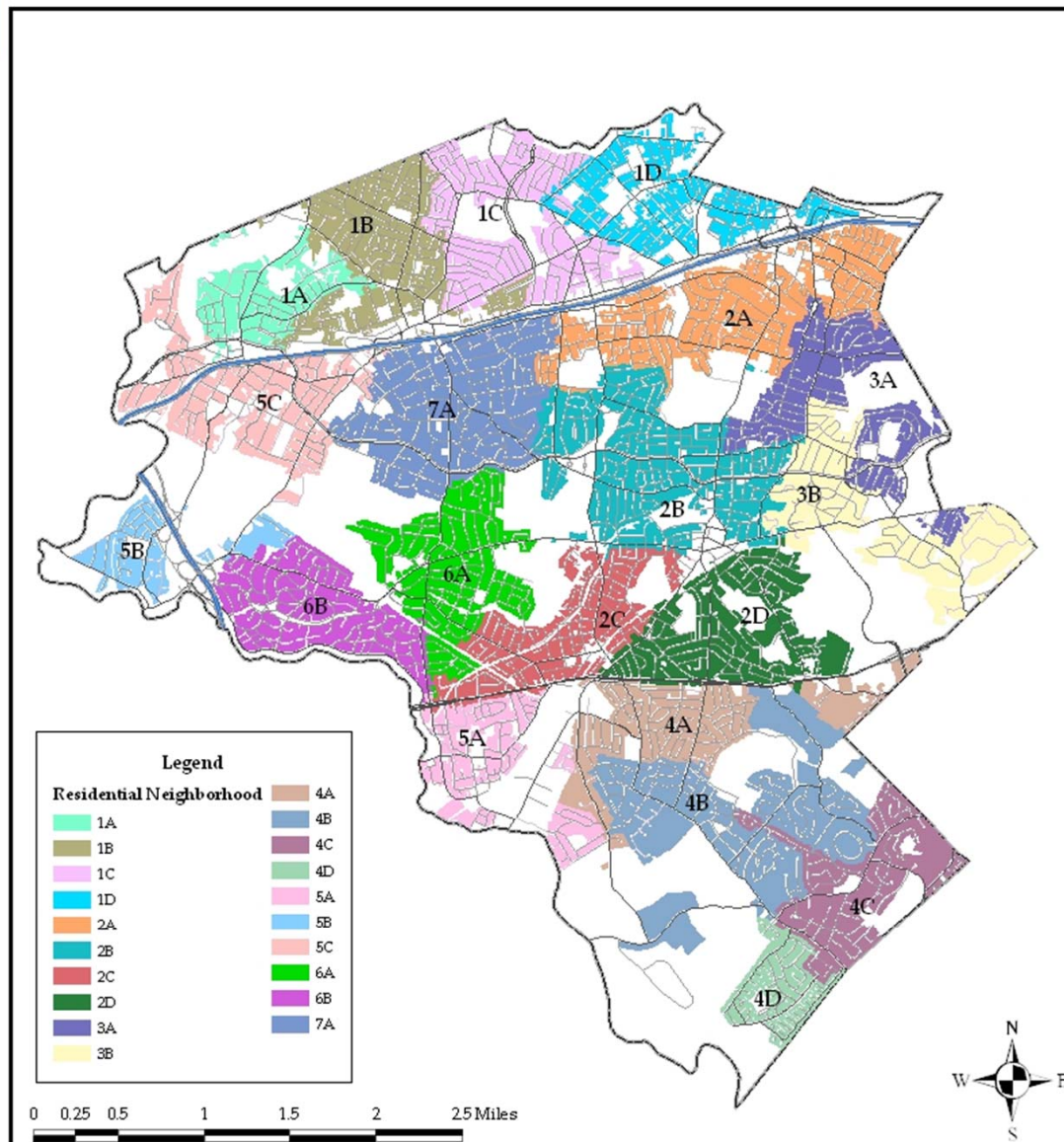
Options Excluded in Each of the 3 Single Residence Districts

	SR1			SR2			SR3		
	T	T+B	P	T	T+B	P	T	T+B	P
Any of the single modest additions									
Dormer + Bedroom									
Dormer + Family Room			x						
Bedroom + Family Room	x		x						
All three	x		x						
2 1/2 Story Addition	x	x	x	x		x			x
FAR Limits	0.250	0.300	0.346	0.300	0.350	0.390	0.350	0.400	0.424

T indicates limits based on Table 1 in the current zoning ordinance.

T+B indicates the Table 1 limits plus the 0.05 temporary bonus.

P indicates the proposed limits for additions within the Post-1953 setbacks.



Assessor's Residential Neighborhoods

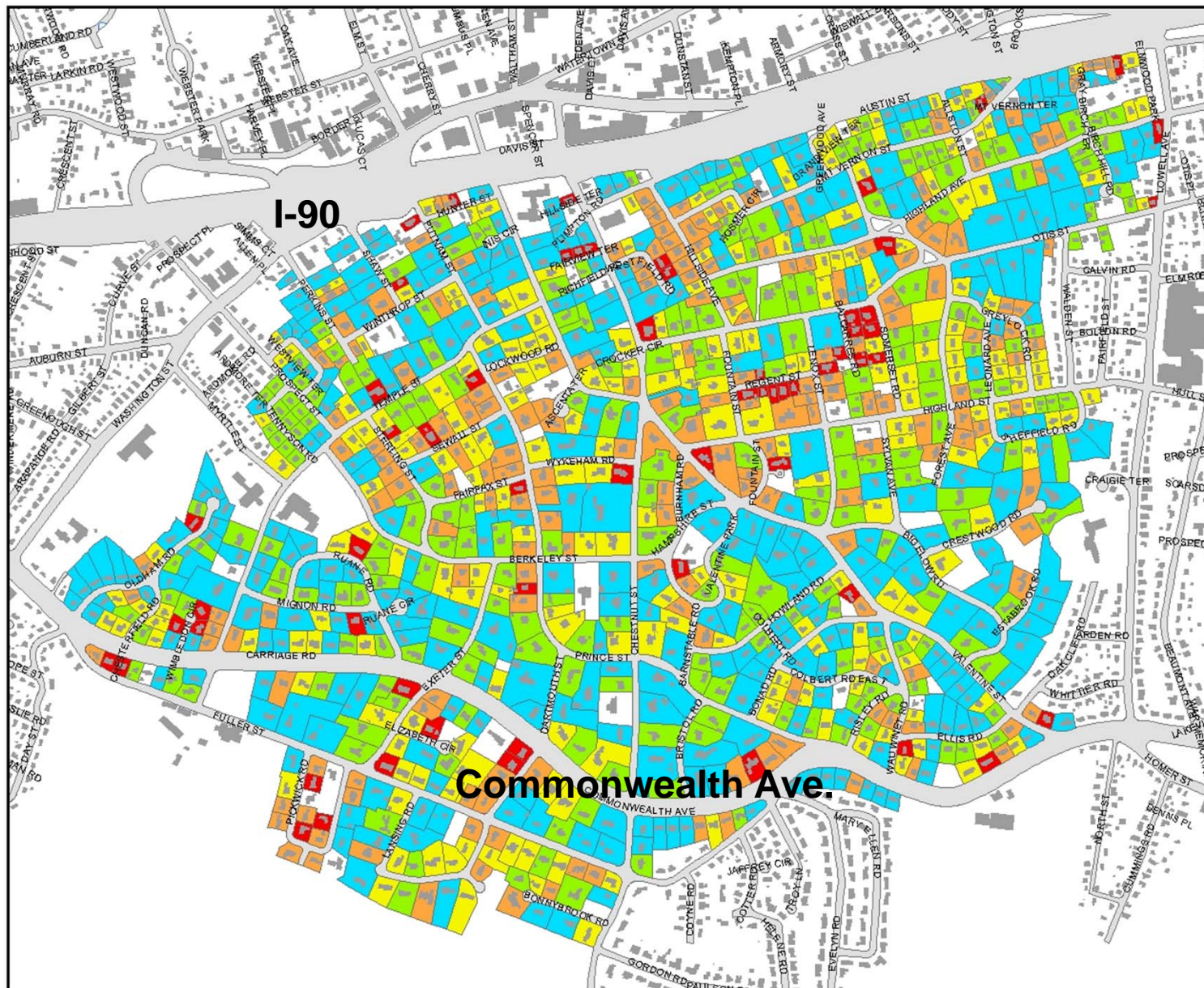
City of Newton, Massachusetts



City of Newton
Mayor - David B. Cohen
GIS Administrator - Douglas Greenfield

SOURCE: City of Newton GIS

MAP DATE: September 09, 2009

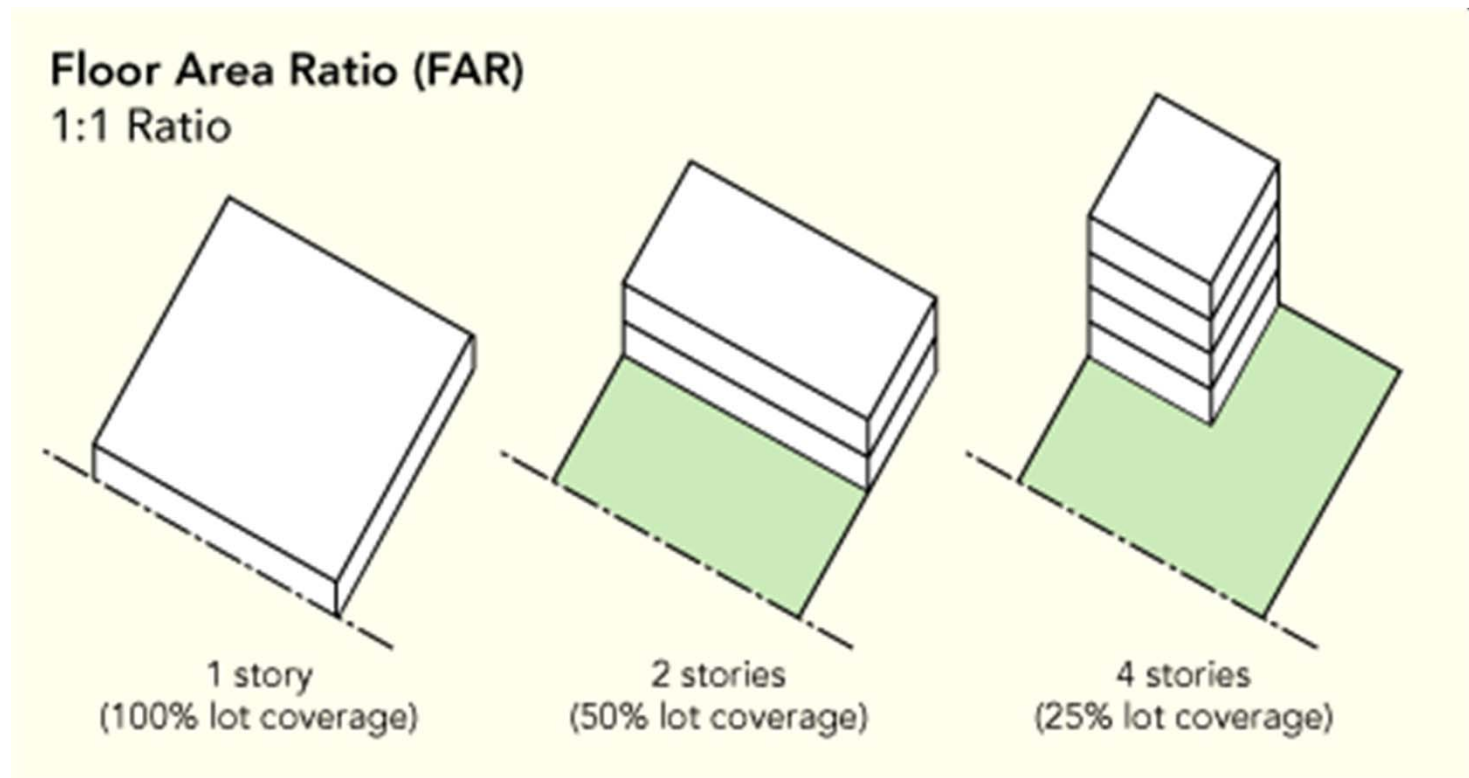


Assessor's Neighborhood 7A: West Newton Hill

*City of Newton,
Massachusetts*

FAR Defined

$\text{FAR} = \text{gross floor area of building} / \text{lot size}$



Gross Floor Area: Current Definition

Current definition: “(a) For residential structures in residential districts, the sum of the floor area within the perimeter of the outside walls of the building without deduction for garage space, hallways, stairs, closets, thickness of walls, columns, atria, open wells and other vertical open spaces, or other features exclusive of any portion of a basement as defined in this section. For atria, open wells and other vertical open spaces, floor area shall be calculated by multiplying the floor level area of such space by a factor equal to the average height in feet divided by ten (10). Excluded from the calculation are bays or bay windows which are cantilevered and do not have foundations and which occupy no more than ten (10) per cent of the wall area on which they are mounted and any space in an attic or half story above the second story as defined in this ordinance. (b) For all others: The floor area within the perimeter of the outside walls of the building without deduction for hallways, stairs, closets, thickness of walls, columns or other features.”

Other Communities

- **Brookline:** Counts all finished space, gives bonus for finishing space within building envelope (but imposes 10 year lookback)
- **Needham:** Counts most space used for human occupancy but not storage, utility
- **Cambridge:** Counts nearly all square footage
- **Dennis:** FAR applies only when lot coverage is exceeded
- **Lincoln, Concord:** no FAR; **Wellesley, Weston:** large house reviews